



KAYA PRODUCTS

58,539^{+/-} Square Feet on 12.69^{+/-} acres

Fremont, North Carolina



BINSWANGER

5605 CARNEGIE BLVD, SUITE 350, CHARLOTTE, NC 28209
704-377-0801 • FAX: 704-552-1626 • E-MAIL: INFO@BINSWANGER.COM

KAYA PRODUCTS 701 S. WILSON ST (US HWY 117) FREMONT, NC 27830

SIZE:	Approximately 58,539 sq. ft.
GROUND:	Approximately 12.69 acres
NUMBER OF BUILDINGS:	One, modern single story industrial facility
DIMENSIONS:	Approximately 220' X 244' (main plant area)
DATES OF CONSTRUCTION:	1969 and 1970
CONDITION OF PROPERTY:	Excellent
CONSTRUCTION:	Floor: 5" 3000 PSI concrete reinforced with 6 x 6 10GA wire mesh over vapor barrier on compacted fill Walls: Double brick cavity wall Columns: Steel Roof: Un-ballasted rubber membrane. The eastern section was recovered in 2003 and the west section was recovered in 1991. The joints were all resealed in 2002 on both sections, and water evacuation from the roof was improved. New standing seam metal roof was put on the office in 2014. The entire roof has been on a PM program since 2004
COLUMN SPACING:	Primarily 40' x 40' – see drawing
CEILING HEIGHT:	Approximately 16' eaves – 17' center clear below bar joists

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA
Melville, NY • Miami, FL • Minneapolis, MN • Nashville, TN • Natick, MA • New York, NY • Newport Beach, CA • Owings Mills, MD • Oxford, MS
Philadelphia, PA • Tampa, FL • Toledo, OH • Washington, D.C. • Woodland Hills, CA • Bangkok • Buenos Aires • Caracas • Hanoi • Hamburg • Lima • London
Madrid • Mexico City • Mumbai • Paris • Quito • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Taipei • Tokyo • Toronto • Warsaw • Zurich

160 Offices Worldwide
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

**KAYA PRODUCTS
FREMONT, NC
PAGE TWO**

WATER:	Supplied by the Town of Fremont – 2” line
SEWER:	Supplied by the Town of Fremont – 4” line
GAS:	Propane only
POWER:	Supplied by Duke Energy Progress - Three 500 KVA transformers - Total of 2,800 AMP, 480/277 volt, 3 phase, 4 wire switchgear
LIGHTING:	Energy efficient T-8 fluorescent fixtures throughout plant
COMPRESSED AIR:	2 Gardner Denver compressors with Deltech dryers and storage tank.
HVAC:	100% air conditioned by a total of 145.5 tons of roof mounted heat pump units (13 total units) in good working order.
SPRINKLER:	100% wet system – 6” risers feed off an 8” fire line with direct service from a nearby city elevated tank.
OFFICE:	Approximately 3,600 sq. ft. of attached office plus additional interior office and restroom area, restrooms and break room area plus an additional approximately 3,000 sq. ft. of interior office and restroom area. The finishes consist of carpeted and tiled floor, masonry and wood panel wall, recessed fluorescent lighting and suspended acoustical ceiling. The main office area was completely renovated in 2014.
RESTROOMS:	Office: Men: 1 toilet, 1 sink Women: 1 toilet, 1 sink Plant: Men: 6 toilets, 4 urinals, 6 sinks Women: 12 toilets, 10 sinks First aid: 1 toilet, 1 sink

**KAYA PRODUCTS
FREMONT, NC
PAGE THREE**

TRUCK LOADING:

Four 8' x 10' electric dock high loading doors with lights and seals- 3 with full levelers and 1 with edge leveler. Space available for one additional dock door installation.

One 10' x 14' electric drive in door

PARKING:

Paved and marked parking for approximately 193 vehicles

CURRENT USE:

Packaging and distribution of consumer products.

ZONING:

Industrial

TAXES:

PIN # 3605324200, 3605313724 and 3605315639

2011 Assessed Value (next assessment 2019)

Building and improvements: \$896,100

Land: \$130,430

Total: \$1,026,530

2016 Wayne County tax rate: \$.6635/\$100

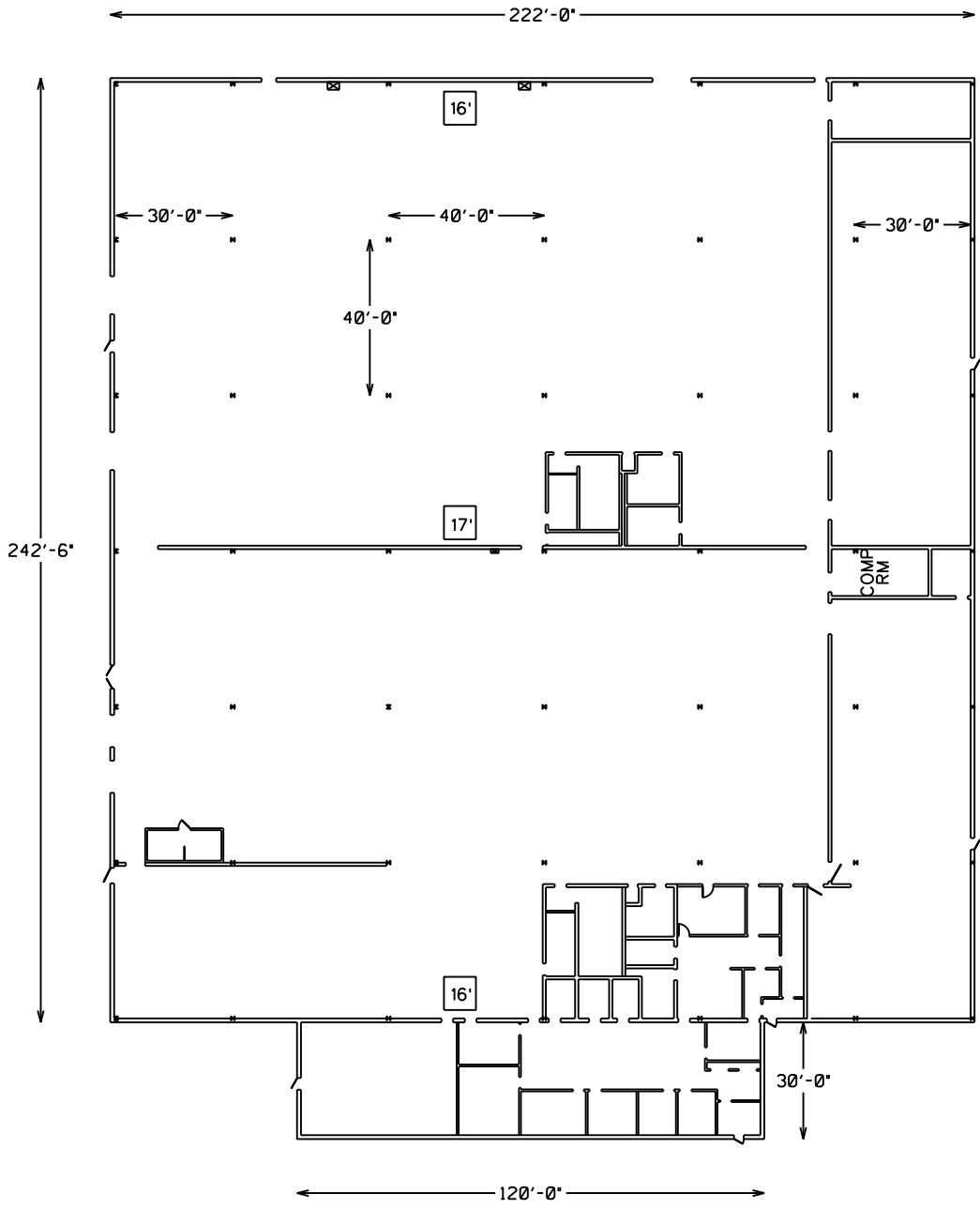
2016 Town of Fremont tax rate: \$.65/\$100

TRANSPORTATION:

The facility fronts on two lane Highway 117, approximately 1 mile east of Interstate 795 which provides direct access north to Interstate 95 and four lane US highway 264. The Raleigh-Durham airport is located approx. 70 interstate miles west of the facility. The Wayne County Airport is located less than 10 minutes south of the building.

MISCELLANEOUS:

- Facility was completely remodeled in 1999/2000 including new lighting and painting
- All rack in place can remain with the building
- Majority of the floor where forklifts operate is coated with Garland Chemi-Cote epoxy coating
- Additional 7.48 acre vacant parcel available to the south of the main plant site (\$74,320 assessed tax value)



[X] - CLEAR CEILING HEIGHT

NOTE: INFORMATION CONTAINED IN THIS DRAWING IS DERIVED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED. DRAWING IS DIAGRAMMATIC. ALL LOCATIONS, MEASUREMENTS, AND DIMENSIONS ARE APPROXIMATE.



ACME UNITED CORPORATION
710 S WILSON ST (HWY 117)
FREMONT NC 27830

•/- 58,539 TOTAL SF
•/- 12.69 ACRES



